CBRE Hines

Marquette

Minneapolis, MN



Seek the Exceptional

900 Marquette sets a new standard in inspiring design, workplace excellence and service-centered experience. The 700,000 SF office development is designed to be the next generation of Class AA towers in downtown Minneapolis.

Delivering 2027

The newest connection in

Downtown Minneapolis

Embracing connection through location and design, 900 Marquette connects indoor and outdoor experiences and people to the greater downtown community. Located at Marquette Avenue and 9th Street, 900 Marquette connects to and extends to the downtown Minneapolis 10-mile skyway system. An Urban Garden Room, 900 Marquette's signature community feature, connects the energy of the streetscape to the skyway system, in a one of a kind experience in the central business district.



Superior Amenities



Private Terraces



Fitness &
Wellness Center



Executive Parking

北

Tenant Lounge



Urban Garden Room

49

Cafe & Dining



Secure Ride Pickup & Drop-off



Bike Parking







Navigating a new work world

THE SQ

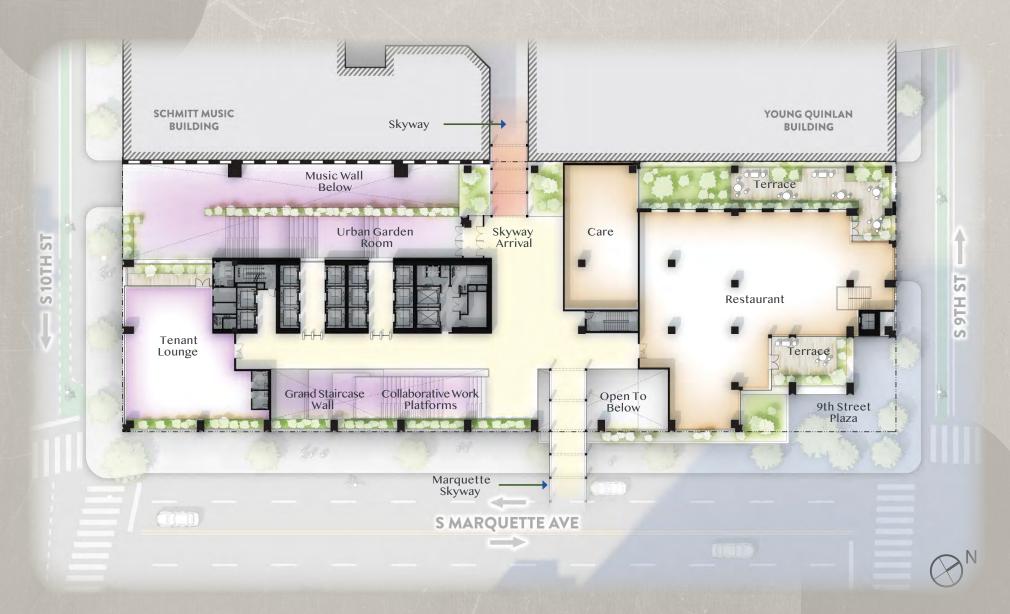
Hines

The union between Hines' award-winning property management strengths and the industry's most forward-thinking workplace

- Best-in-class hospitality services
- Offering flexible workspaces

Expanding beyond The Square's premises to power the entire building

Skyway Level



Built to be efficient

Column-free 27,000 SF floorplates for flexible planning, floor to ceiling glass focusing on natural light



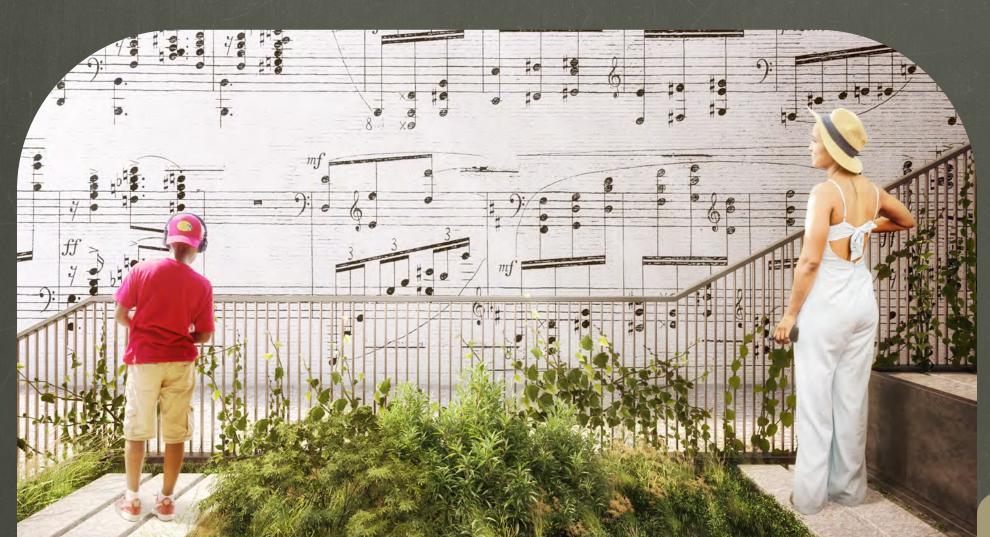
Setting a New Standard

A grand staircase on Marquette Avenue to activate and connect the lobby and skyway levels

A premier penthouse to attract and retain top talent

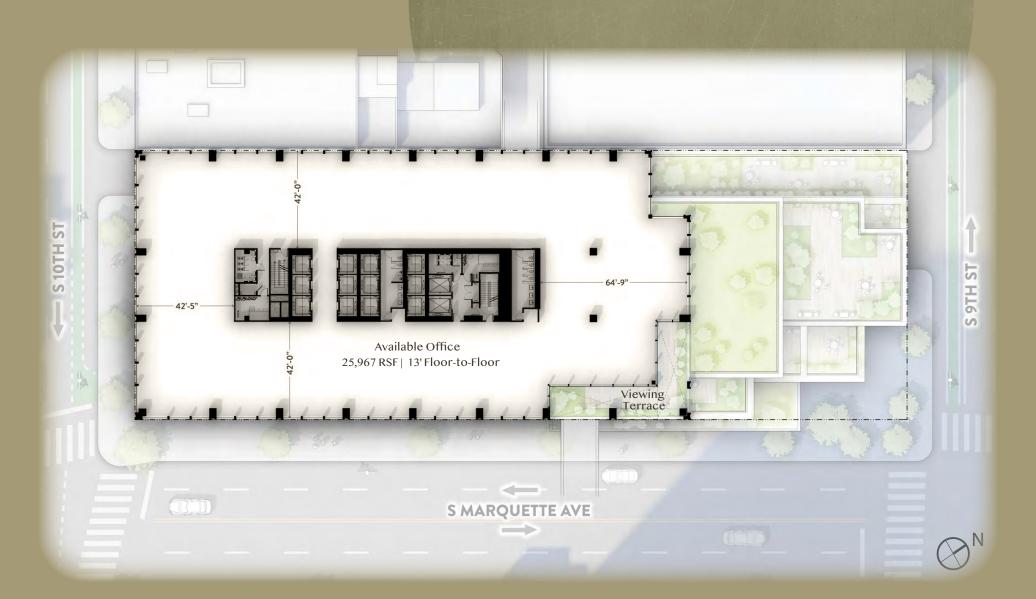
Prominent
wellness features
to enhance
tenant's health
and wellbeing

Committed to ESG for the building and community



Representative Floor

Highly efficient 4' 9" modules allow for additional perimeter offices





Focused on Your Wellness

Floor to ceiling windows allow for abundant natural light, the highest indoor air quality and integrated gardens to provide serene setting downtown.

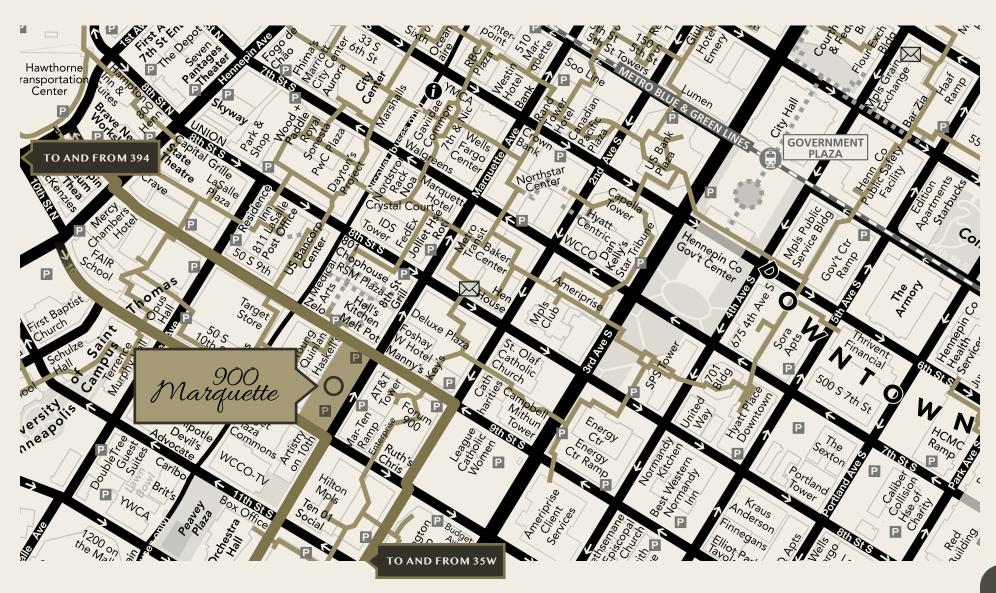








Center Ice Location



Property Overview

ELEVATOR BANKS



700,000

28

SQAURE FEET

FLOORS

Parking — 3 floors underground

Glass ——— 9'6" Vision Glass

Skyway — 2 new connections

PRIVATE TERRACES THROUGHOUT TOWER

VEHICLE & BIKE PARKING



Marquette

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CBRE Hines

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